

## PLAN AND ZONING COMMISSION MEETING

Direction: PZ\_AF\_08-13-2018

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:35 p.m. on Monday, August 13, 2018, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

Roll Call: Drake, Erickson, Hatfield, Southworth.....Present  
Andersen, Costa, Crowley.....Absent

### **Item 1 - Consent Agenda**

#### **Item 1a - Minutes of the meeting of July 16, 2018**

Chairperson Erickson asked for any comments or modifications to the July 16, 2018 minutes.

Moved by Commissioner Hatfield, seconded by Commissioner Erickson, the Plan and Zoning Commission approved the July 16, 2018 meeting minutes.

Vote: Erickson, Hatfield.....Yes  
Drake and Southworth.....Abstained  
Andersen, Costa, Crowley.....Absent

Motion carried.

Board Member Crowley joined the meeting at 5:36 PM.

### **Item 2 – Public Hearings**

#### **Item 2a – Boone Farm, 1809 S. 50<sup>th</sup> Place – Amend the Comprehensive Plan Land Use Map designation from Medium Density Residential to Low Density Residential and to amend the Zoning Map to change the zoning from Residential Medium Density (RM-8) to Residential Estate (RE-1A) – Berniece M Boone Charitable Trust – CPA-003985-2018/ZC-003986-2018**

Chairperson Erickson opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on August 3, 2018.

Chairperson Erickson asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Southworth, seconded by Commissioner Drake, the Plan and Zoning Commission accepted and made a part of the record all testimony and all other documents received at this public hearing.

Vote: Crowley, Drake, Erickson, Hatfield, Southworth.....Yes  
Andersen, Costa.....Absent

Motion carried.

Ed Arp, Civil Engineering Consultants, 2400 86<sup>th</sup> St, Urbandale, noted that he was representing Bill Lowry; also present were representatives of the property owner. Mr. Arp detailed an aerial of the proposed site plan. This parcel has had different proposed options over the years, mostly multi-family. Originally, Cherrywood Drive was planned to connect to Grand Ridge Drive as a collector road, however there is a significant drainage-way that goes through this property that the developer views as a major impediment to making the roadway connection. This is a Waters of the United States drainage

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area, very steep and deep, that connects to the Raccoon River. Also a public sanitary sewer runs along the drainage way to serve the residential areas to the north. Mr. Lowry is proposing large lot single family residential development with the cul-de-sacs terminating the streets mention above and allowing for potential preservation of the existing tree cover. The proposal was reviewed by staff and presented to the Development and Planning City Council Subcommittee. Mr. Arp noted that vehicle trips from the low density residential would be less than the current zoning would generate. Mr. Arp stated that he and the developer felt that the low density residential development without the connection of the two roadways would be feasible from a terrain and tree cover point of view and that the neighborhood may appreciate the lower density residential development.

Chairperson Erickson asked if anyone for the audience would like to speak to this item.

Judy Krewson, 1725 50<sup>th</sup> St., Unit 602, stated that the Quail Ridge properties back up to this area, and their concern has been what would happen to this property when the last surviving owner passed away. She commented that they were concerned about the noise and traffic increase if apartments were constructed. The Public Hearing notice looked like a much better solution than what they had seen proposed in the past. She stated that they appreciated the Commission taking consideration of this. She concluded that they like their neighborhood and want it to stay like it is.

Chairperson Erickson asked if anyone else from the audience would like to speak to this item; seeing none, closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Crowley, seconded by Commissioner Hatfield, the Plan and Zoning Commission adopted a resolution recommending the City Council approve an amendment to the Comp Plan Land Use Map.

Vote: Andersen, Costa, Crowley, Drake, Erickson, Hatfield, Southworth.....Yes  
Motion carried.

Moved by Commissioner Hatfield, seconded by Commissioner Southworth, the Plan and Zoning Commission adopted a resolution recommending the City Council approve amending the zoning map.

Vote: Crowley, Drake, Erickson, Hatfield, Southworth.....Yes  
Andersen, Costa.....Absent  
Motion carried.

### **Item 3 – Old Business**

There were no Old Business items to address.

### **Item 4 – New Business**

There were no New Business items to address.

### **Item 5 – Staff Reports**

There were no staff reports.

### **Item 6 - Adjournment**

Chairperson Erickson adjourned the meeting at 5:46 p.m.

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Craig Erickson, Chairperson

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Jennifer Canaday, Recording Secretary